

ARTICLE 15
ADDITIONAL USE REGULATIONS

15.001. Home Occupations. A home occupation may be carried on within a dwelling unit or accessory building under the following conditions:

a) There is no sign other than one non-animated, non-illuminated, non-reflecting nameplate not more than two (2) square feet in area, which name plate designates the home occupation carried on within, in letters not to exceed two (2) inches in height and attached to the building wherein the home occupation is conducted;

b) There is no commodity sold upon the premises except that which is prepared on the premises in connection with such occupation or activity or which is sold in relation and incidental to such occupation or activity;

c) There is no person engaged in the home occupation employed on the premises other than a member of the family residing on the premises;

d) Any activities carried on outdoors in the "R" Residential District in connection with the home occupation is screened and there is no outdoor storage of any equipment, machinery, parts, or other articles of any nature used in connection with such home occupation;

e) There is no chemical, mechanical or electrical equipment used which will cause noise or odors disturbing to the residents of surrounding property or interference with television or radio reception;

f) No more than twenty (20) percent of the total floor area of all buildings on the premises is utilized in conducting such home occupation.

15.003. Dwellings for Non-Related Persons. Dwellings for four (4) to six (6) persons not immediately related by blood, marriage, adoption and living as a single housekeeping unit on lots one (1) acre or more in area shall be permitted, provided that one (1) offstreet parking space is supplied for each person in the housekeeping unit.

15.005. Subdivision Promotion Activity. In areas of new construction or lot development, a subdivision promotion activity may be established in a residential zoning district for the purpose of selling lots of homes in the area under the following conditions:

a) The purpose of the subdivision promotion activity shall be to promote the sale of lots or homes in the subdivision or area in which the subdivision promotion activity is located or where similar homes are being constructed;

b) Any office or similar premises used in connection with the subdivision promotion activity shall be located within a subdivision display home and no exterior reconstruction or any permanent alteration of the said display home shall be permitted in establishing said office;

c) There shall be no sign on the premises other than those permitted in Article 16;

d) The subdivision promotion activity may continue for a period of one (1) year from the issuance of the first occupancy permit to each builder, contractor, or subdivider within a subdivision or lot development area. At the expiration of one (1) year, a permit shall be obtained from the Codes Administration Division to allow continuation of the subdivision promotion activity. This permit may be granted after an evaluation of the location or proposed location of the subdivision promotion activity by the Department of Building and Safety with consideration given to the type of development in the immediate area of the promotion activity and the effect of the promotion activity on the adjacent area;

e) Subdivision display homes which do not contain any subdivision promotion activities, including offices or continuing sales activities or continuing displays shall not be governed by these provisions.